

From: ptkt@comcast.net
To: [Public Comment](#)
Cc: ["David Adame"](#)
Subject: [EXTERNAL] Jeffco Planning Commission is taking action that dramatically affects the City of Westminster
Date: Friday, September 6, 2024 9:50:18 AM

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To City Council Members:

I am a 40+ year resident of the city of Westminster who has never been to a City Council meeting but now plan to add details and comments to the next City Council meeting Monday. I expect to participate along with other residents on the following issue. I have met on this issue with City Planning Department both 6 months ago and yesterday.

I am requesting that the City Council ASAP request City Planning to review what is in the best interest of the City in the following matter and further empower City Planning to engage Jeffco on what is best for the City of Westminster BEFORE IT IS TOO LATE.

I am also asking that the City Council directly contact the 3 Jeffco County Commissioners and request that they postpone their final decision on rezoning until the City of Westminster best interests are reviewed and agreed to by the City of Westminster.

The ISSUE: The property at 8567 W. 108th Ave (between old and new Wadsworth) is a couple acre property completely surrounded by the City of Westminster with both City residential on one side and City multi-flex commercial on the other side. The property was never annexed into the city. The owner resides in Wheat Ridge, and this is an income property for the owner. Westminster provides water, police, and fire protection to this enclave inside the City , but the area is on septic sewer I believe.

Last week the Jeffco planning commission voted 5-2 to rezone this land from Residential 2 to be Industrial 3. In a week, the 3 County Commissioners are expected to approve – for perpetuity – the zoning of this property to allow industrial zoning in the middle of the City of Westminster. Both for current uses and all the possible future uses that are industrial , we believe the City of Westminster should NOT want this to be industrial property and all that it is today AND may become thereafter.

City planning tells me that industrial zoning is AGAINST BOTH the County comprehensive plan AND the City comprehensive plan.

City planning tells me that there is NO Place inside the City that City planning allows Industrial Zoning of this type.

City planning has told me twice that they have sent their preference for multi-flex zoning instead to the Jeffco planners, however the City of Westminster has been either ignored or

overruled.

In the Jeffco public hearing, the County planner acknowledged that the City of Westminster could stop the zoning if they wanted to, but the inference was that Westminster either agreed or did not care enough to stop Jeffco from going against the City comprehensive plan.

City Planning tells me that it is uncomfortable to politically challenge the County of Jeffco further but that the person in the planning department suggests that the City Council could decide to further empower the planning department in this matter.

A few years ago, the landowner changed usage from rental real estate to two separate uses: 1) landscaping gravel and trucking site with gasoline storage and filling station, plus 2) junk yard storage and outdoor storage of working and non-working vehicles and tires. The real estate is so old and unattended that it became uninhabitable and provides a safety risk.

The County was unable to get the landlord to comply with the zoning after residents complained to the County. Apparently, a City stormwater drainage adjacent to the property overflowed with wastewater coming off the industrial site clogging the City drainage ditch. It flooded into the City neighbor's area, and they complained. Jeffco planners instead of bulldozing the property back to safe real estate uses are instead bulldozing the zoning guidelines.

The rezoning to Industrial is not Compatible with the neighborhood, would last forever, and thereafter endangers the health, safety, and wellness of very nearby residents. It devalues City public and private property, debases the good image and branding of the City, and makes future widening of 108th street and improvements more difficult.

I implore you to act quickly before this becomes much more difficult for Westminster to determine its own land use and destiny in this small land area.

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